



KINGS ROAD
OAKHAM, RUTLAND

JAMES
SELICKS



“... THREE-BEDROOM MID-TERRACE HOME ...”

A characterful three-bedroom mid-terrace home with a sunny west-facing garden, just a short walk from Oakham town centre.

Kitchen • Two Reception Rooms • Three Bedrooms • One Bathroom •
West-Facing Garden • Walking Distance to Town Centre • EPC - D •

Accommodation

Step into a central entrance hall that provides access to the ground floor accommodation. To the left, at the front of the property, is a living room featuring a bay window and a feature fireplace with a gas fire. On the right, you'll find a well-proportioned dining room with its own character fireplace housing a log-burning stove, a rear-facing window, and an open archway that flows seamlessly into the kitchen.

The kitchen is fitted with a good range of modern units and includes a variety of integrated appliances. French doors open out to a patio area, making it perfect for indoor-outdoor living and entertaining.

The bedroom and bathroom accommodation is arranged over the first and second floors. The first floor hosts two bedrooms and a family bathroom with a four-piece suite. The third bedroom occupies the second floor and offers ample space for a bed and a study area, making it ideal for guests, teenagers, or home working.

Outside

Outside, the west-facing garden enjoys plenty of afternoon sun. It features a sunken patio area, steps leading up to a small lawn with planted borders, and a pathway running along the side of the property to the front for convenient access.



Location

Oakham is an attractive, historic market town at the heart of Rutland, offering a full range of shops and facilities. The town features excellent primary and secondary schools, with independent schools nearby in Oakham, Stamford, and Uppingham. Conveniently located, Oakham provides easy access to major centres including Leicester, Peterborough, Corby, and Kettering, all with mainline trains to London in under an hour. Surrounded by beautiful countryside and close to Rutland Water, Oakham offers a variety of outdoor activities such as sailing, cycling, fishing, and walking, making it a popular and desirable place to live.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band B

Tenure

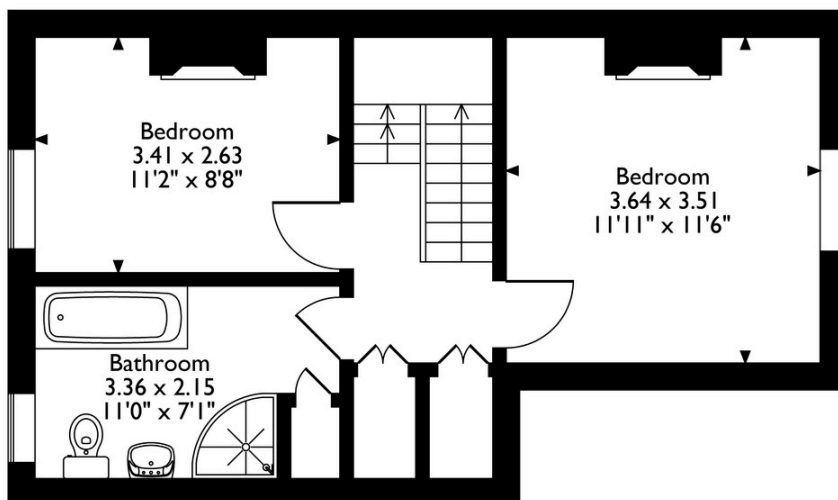
Freehold



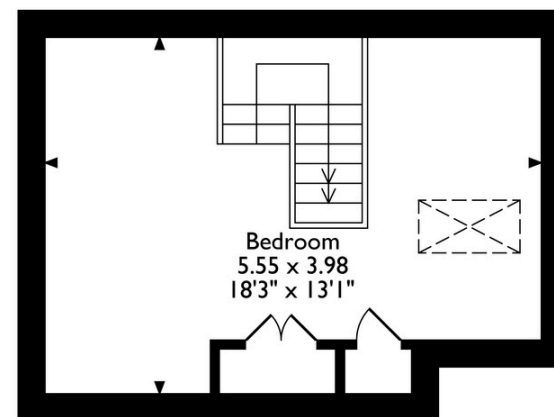
27 Kings Road, Oakham, Rutland LE15 6BP

House Total Approx. Gross Internal Floor Area = 1120 ft² / 104 m²

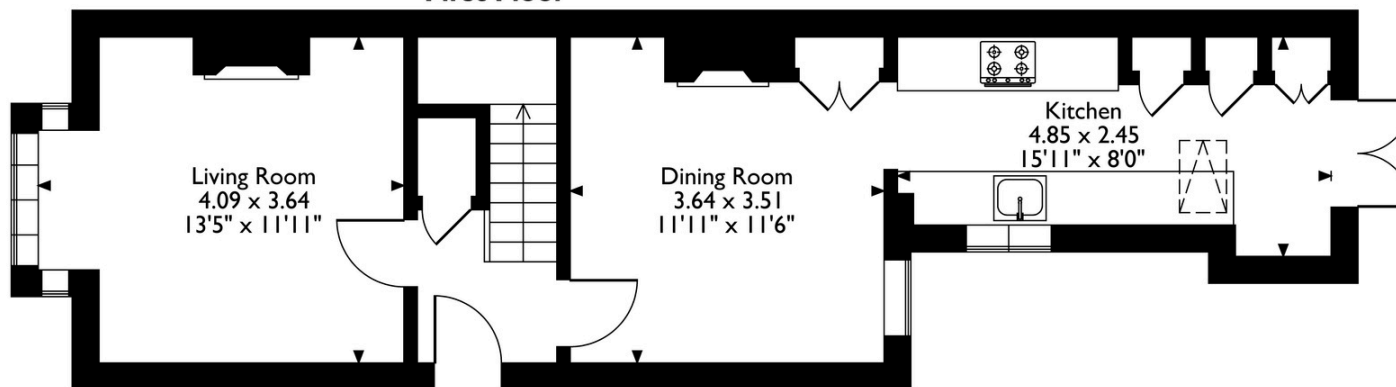
Measurements are approximate, not to scale, for illustrative purposes only.



First Floor



Second Floor



Ground Floor



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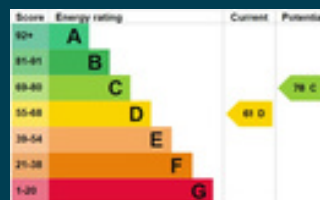
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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